

## CHAPTER 17

### MANUFACTURED HOME/RECREATIONAL VEHICLE REGULATIONS

#### 11-17-1 Purpose and Intent:

The purpose of this section is to provide for manufactured home and recreational vehicle parks and subdivisions which are suitably developed for the placement and occupancy of manufactured homes or recreational vehicles for residential purposes on rented, leased, or owned spaces with the necessary accessory uses and amenities.

These regulations are intended to enable the development of unique, well-planned projects incorporating a variety of manufactured and vehicle-based housing for permanent or seasonal occupancy. It is also the intent of this chapter to provide adequate regulations to preserve the residential character of the development and to prohibit inappropriate and incompatible land uses.

#### 11-17-2 Definitions of Terms \*:

ACCESSORY STRUCTURE, MANUFACTURED HOME: A one-story habitable room, storage building, garage, carport, ramada, and awning. Patios and similar structures which may include window screens, knee walls, and other partial enclosures as specified in the Uniform Building Code (UBC).

ACCESSORY STRUCTURE, RECREATIONAL VEHICLE: Storage building, deck, awning, carport patio, patio enclosure and similar structures.

MANUFACTURED HOME: Same as "Mobile Home". A structure, transportable in one or more sections which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length or, when erected on site, is three hundred twenty (320) or more square feet, is built on a permanent chassis, and is designed to be used as a dwelling with or without a permanent foundation when connected to utilities. This term shall not include a Recreational Vehicle as defined in this Section.

MANUFACTURED HOME LOT: A parcel of land within an approved manufactured home subdivision, which is shown in the records of the Maricopa County Recorder's Office, and which was designed and intended for the accommodation of one (1) manufactured home.

MANUFACTURED HOME PARK: An approved residential development as shown in the records of the Community Development Department, in which individual spaces are provided for the placement of a manufactured home for dwelling unit purposes, whether or not a charge is made for such accommodation.

MANUFACTURED HOME SPACE: A site within an approved manufactured home park, which is shown in the records of the Community Development, and which is designed and intended for the accommodation of one (1) manufactured home.

MANUFACTURED HOME SUBDIVISION: A residential subdivision as shown in the records of the Maricopa County Recorder's Office, designed and approved in accordance with planned area development and subdivision regulations, in which individual ownership of a lot is permitted, for the placement of a manufactured home for dwelling unit purposes.

RECREATIONAL VEHICLE: A vehicle type unit which is one of the following:

- (A) A portable camping trailer mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold for camping.
- (B) A motor home designed to provide temporary living quarters for recreational, camping, or travel use and built on or permanently attached to a self-propelled motor vehicle chassis, or on a chassis cab or van that is an integral part of the completed vehicle.
- (C) A park trailer built on a single chassis, mounted on wheels, and designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, except that it does not include fifth wheel trailers.
- (D) A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use, of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle and has a trailer area of less than three hundred twenty (320) square feet. This type includes fifth wheel trailers. Should a unit require a size or weight permit, it shall be manufactured to the standards for park trailers A119.5 of the American National Standards Institute Code.

RECREATIONAL VEHICLE LOT: A parcel of land within an approved recreational vehicle subdivision, which is shown in the records of the Maricopa County Recorder's office, and which was designed and intended for the accommodation of one (1) recreational vehicle.

RECREATIONAL VEHICLE PARK: An approved residential development as shown in the records of the Community Development Department, in which individual spaces are provided for parking of one (1) recreational vehicle per space for temporary portable housing purposes, whether or not a charge is made for such accommodation.

RECREATIONAL VEHICLE SPACE: A site within an approved recreational vehicle park, which is shown in the records of the Community Development Department, and which is designed and intended for the accommodation of one (1) recreational vehicle.

RECREATIONAL VEHICLE SUBDIVISION: A residential subdivision as shown in the records of the Maricopa County Recorder's office, designed and approved in accordance with planned area development and subdivision regulations, in which individual ownership of a lot is permitted for the placement of a recreational vehicle for temporary portable housing purposes.

\* For additional definitions see Chapter 1 of this Ordinance.

11-17-3 Permitted Uses:

(A) Permitted Uses in Recreational Vehicle Parks and Subdivisions:

1. One (1) recreational vehicle on each approved lot or space. No manufactured homes or dwelling units of conventional construction shall be permitted on a lot or space for living purposes, except as specified below.
2. Recreational vehicle accessory structures as defined in Section 11-17-2 with the following additional requirements applying to patio enclosures:
  - (a) A maximum area of four hundred (400) square feet excluding storage room.
  - (b) Parking spaces shall not be enclosed.
  - (c) All roof materials shall be light-weight aluminum or other non-combustible material.
  - (d) A smoke alarm shall be installed in each room within a patio enclosure.
  - (e) Partitions may be used to accommodate laundry, bath, and toilet facilities.
  - (f) Convenience electrical outlets and air conditioning equipment may be installed.
  - (g) Removal of sliding doors, windows, or other modification of the existing recreational vehicle enclosed by the patio enclosure is prohibited.
  - (h) Walls may consist of conventional wood framing or modular (prefabricated) construction.
  - (i) Glass located within twenty-four inches (24") of a doorway or eighteen inches (18") of a floor must be tempered.
  - (j) At least sixty-five percent (65%) of the surface area of the front wall shall be open below a height of six feet eight inches (6'8") from finished floor grade.

Openings may be covered with screen mesh, plastic panels, or mineral glass.

Front wall may contain a solid knee wall not more than thirty-two inches (32") above a finished floor.

An open area located within the front wall shall be a minimum of forty-eight inches (48") in height.

3. Storage buildings, attached or detached, subject to:
    - (a) A maximum area of one hundred twenty (120) square feet;
    - (b) A maximum height of ten feet (10') above grade when detached or ten feet (10') above finished floor when attached;
    - (c) Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at least six feet (6').
  4. Manager's office and residence, which may be of conventional construction.
  5. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
  6. Outdoor recreation facilities, such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park or subdivision.
  7. Common use laundry facilities, maintenance buildings, and security guard houses which may be of conventional construction.
  8. Designated areas for boat and recreational vehicle storage, which are used solely by the residents of the park or subdivision.
  9. Recreation center parking lots and guest parking areas.
- (B) Permitted Uses in Manufactured Home Parks:
1. One (1) manufactured home on each approved space. No dwelling units of conventional construction shall be permitted on any space for living purposes, except as specified below.
  2. Manufactured home accessory structures as defined in Sec. 11-17-2.
  3. Storage buildings, attached or detached, subject to:
    - (a) A maximum area of one hundred fifty (150') square feet;
    - (b) A maximum height of ten feet (10');
    - (c) Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at least six feet (6').

4. Manager's office and residence, which may be of conventional construction.
5. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
6. Outdoor recreation facilities, such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park.
7. Common use laundry facilities, maintenance buildings, and security guard houses which may be of conventional construction.
8. Designated areas for boat and recreational vehicle storage, which are used solely by the residents of the park.
9. Recreation center parking lots and guest parking areas.

(C) Permitted Uses in Manufactured Home Subdivisions:

1. One (1) manufactured home on each approved lot. No recreational vehicles or dwelling units of conventional construction shall be permitted on a manufactured home lot for living purposes.
2. Manufactured home accessory structures as defined in Section 11-17-2.
3. Detached accessory buildings in accordance with Section 11-13-2(B).
4. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, moving viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
5. Outdoor recreation facilities, such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the subdivision.
6. Common use laundry facilities, maintenance buildings, and security guard houses which may be of conventional construction.
7. Designated areas for boat and recreational vehicle storage, which are used solely by the residents of the subdivision.
8. Recreation center parking lots and guest parking areas.

#### 11-17-4 Zoning, Area, Density, Yard, Recreational and Parking Regulations:

The chart which follows specifies the required zoning, minimum area, maximum densities, minimum yard setback, minimum recreational area and minimum parking regulation for all parks and subdivisions.

TYPE OF DEV.	REQ. ZON.	MIN. AREA	MAX. DENSITY (C)	MIN. SPACE/LOT SIZE			REQUIRED YARD SETBACKS (E)				MIN. REC. AREA (D)	MIN. PAVED PARKING (A)	MIN. VISITOR PARKING
				AREA SQ.FT.	WIDTH	DEPTH	FRONT	SIDE MIN/TOTAL	REAR	FROM EXTERIOR BOUNDARY OF DEV'T (F)			
Recreational Vehicle Park	R-4	10 Acres	22 Spaces Per Net Acre	1,200	34' (G)	40'	5'	3'/6' (H)	3'	5'	75 sq.ft. per RV space	1 per RV space	1 per 10 RV spaces
Recreational Vehicle Subdivision	R-4-PAD	10 Acres	15 Lots Per Net Acre	1,750 (2,000 Ave.)	35'	50'	7'	5'/10'	5'	10'	150 sq.ft. per R.V. lot	1 per R.V. lot	1 per 10 R.V. spaces
Manufactured Home Park	R-4	10 Acres	10 Spaces Per Net Acre	3,000	40'	60'	5'	5'/10'	10'	10'	100 sq.ft. per M.H. space	2 per M.H. space	1 per 5 M.H. spaces
Manufactured Home Subdivision	R1-6-PAD	10 Acres	7.26 Lots Per Net Acre	6,000	60'	94'	20'	5'/15' (B)	20'	10'	150 sq.ft. per M.H. lot	2 per M.H. lot	1 per 5 M.H. lots

- (A) Minimum space size 9' x 18': may be tandem but not in required front yard setback.
- (B) Minimum of 10' on one side for vehicle access and/or 10' on street side of corner lot or space.
- (C) Net acre means after deduction of existing and/or proposed rights-of-way.
- (D) Public or private streets, vehicle storage areas and exterior boundary landscaping shall not be located in this area.
- (E) Required yard setbacks are measured from any portion of the unit or accessory structures except for rear yard storage buildings as specified in section 3(A) and 3(B) of this chapter.
- (F) Setbacks are measured from required screen walls.
- (G) Minimum width of 28' for spaces not designated for park trailers.
- (H) There shall be at least 6' between adjacent structures. This separation may be reduced by up to 3' for a patio enclosure with an exterior wall of not less than one-hour fire resistive construction as required in the building code, or for the

supporting structural elements of an open metal awning, provided no obstructions occupy this area.

11-17-5 Development Requirements:

(A) Requirements for Recreational Vehicle Parks and Subdivisions:

1. A minimum of five percent (5%) of the required recreational area shall be enclosed within a recreation hall or building. Public or private streets, vehicle storage areas, and exterior boundary landscaping areas shall not be included when calculating required recreational area.
2. Perimeter landscaping shall be provided in accordance with the Multiple Residence requirements of Chapter 15 of this Ordinance.
3. A six foot (6') high masonry screen wall shall be required along all park and subdivision boundaries. Such wall shall be placed on the interior side of the required landscape strip.
4. Access to lots or spaces shall be from the interior of the park or subdivision.
5. Private streets shall be paved to a minimum width of twenty-eight feet (28') including required sidewalks when flush with the surface of the paving.
6. Concrete sidewalks at least two feet (2') in width shall be provided on each side of interior private streets.
7. Required parking spaces shall be paved with either two inches (2") of asphalt or four inches (4") of concrete.

(B) Requirements for Manufactured Home Parks and Subdivisions:

1. Each manufactured home used for dwelling purposes, and room additions attached thereto, shall be anchored in conformance to H.U.D. Manufactured Home Construction and Safety Standards "3280.306 Windstorm Protection", revised April 1, 1986.
2. All room additions shall be structurally independent of the manufactured home itself, but may be attached to the manufactured home by weather stripping.
3. Landscaping shall be provided in accordance with the Multiple Residence requirements of Chapter 15 of this Ordinance.
4. A six foot (6') high masonry screen wall shall be required along all park and subdivision boundaries. Such wall shall be placed on the interior side of the required landscape strip.
5. Access to lots or spaces shall be from the interior of the park or subdivision.

6. Private streets shall be paved to a minimum width of thirty-two feet (32') including required sidewalks when flush with the surface of the paving.
7. Concrete sidewalks at least two feet (2') in width shall be provided on each side of interior private streets.
8. Required parking spaces shall be paved with either two inches (2") of asphalt or four inches (4") of concrete.

(C) Additional Requirements for Manufactured Home Parks:

A minimum of ten percent (10%) of the required recreational area shall be enclosed within a recreation hall or building. Public or private streets, vehicle storage areas and exterior boundary landscaping areas shall not be included when calculating required recreational area.

11-17-6 General Provisions:

(A) Locations Outside of Parks and Subdivisions:

1. Permitted uses for manufactured homes or recreational vehicles outside of a park or subdivision are limited to the following:
  - (a) As a sales office for manufactured home or recreational vehicle sales.
  - (b) As quarters for a night watchman or caretaker, with a Special Use Permit to be issued by the Zoning Administrator or the Board of Adjustment, provided no person other than the night watchman or caretaker shall occupy the unit.
  - (c) As a construction field office for use by contractors while a permanent building is under construction.
  - (d) As a temporary place of business for the owner or lessee during the course of construction of a new building on the site.
  - (e) As a temporary sales office for the sale of homes in a conventional subdivision.
2. Prior to the use of a manufactured home or recreational vehicle for any of the uses enumerated in this Section, an administrative use permit for the unit shall be obtained from the Building Inspection Division. The use permit shall be non-transferable from one owner or lessee to another and shall expire on December 31, of each year, unless earlier revoked. A use permit fee shall be collected when the use permit is issued.

(B) Temporary Parking:

1. Emergency parking of a manufactured home or recreational vehicle for a period of not longer than one hour is permitted on any public thoroughfare



subject to the provisions of the parking and traffic regulations of the City of Mesa. The temporary parking of a recreational vehicle on a public street in a residential area for the purposes of loading, unloading, or cleaning for a period of time not to exceed forty-eight (48) hours shall also be permitted subject to the parking and traffic regulations of the City of Mesa and provided the vehicle is not parked so as to create a traffic hazard or obstruct traffic visibility.

2. Manufactured homes and recreational vehicles shall not be parked, stored or occupied on any property which is not part of an approved manufactured home or recreational vehicle park, subdivision, sales, or storage lot, or approved under this Section except for the parking or storage of a recreational vehicle in accordance with the following, provided such recreational vehicle is not used for living quarters or commercial purposes:
  - (a) Within an enclosed accessory building or garage in all zoning districts.
  - (b) Where outdoor storage is otherwise allowed in the commercial and industrial districts.
  - (c) On residential lots containing less than five (5) dwelling units: anywhere within the buildable area behind the front line of the dwelling unit; or anywhere within the rear yard; or in the side yard behind the front line of the dwelling unit provided such recreational vehicle does not exceed thirty feet (30') in length exclusive of tongue. A recreational vehicle parked in the side yard which exceeds six feet (6') in height as measured from grade and is visible from a public street shall be screened from such public street by a six foot (6') high opaque fence.
  - (d) On residential lots containing five (5) or more dwelling units: only on an approved parking space; or within an approved, designated storage area.
3. The temporary parking of a recreational vehicle in the front yard on a residential lot for the purposes of loading, unloading or cleaning shall be permitted for a period of time not to exceed seventy-two (72) hours provided the recreational vehicle is not used for living quarters or business purposes. While temporarily located as provided herein the recreational vehicle shall not be parked so as to obstruct traffic visibility.

(C) Conversion:

The conversion of an existing manufactured home or recreational vehicle parks, to another residential use, shall be subject to approval set forth in the amendment requirements established in the Administration and Procedures Chapter of this Ordinance. When an existing manufactured home or recreational vehicle park is converted to another residential use, the area so converted shall be zoned to limit the number of dwelling units per area that can be constructed thereon to a density compatible with existing residential development in the surrounding area.

(D) Permits:

1. It shall be unlawful for any person to install a manufactured home, park trailer, recreational vehicle awning, recreational vehicle patio enclosure, manufactured home room addition, or any electrical, plumbing, or mechanical component without first obtaining a permit or permits from the Superintendent of Building Inspections or his designee as specified in Section 11-18-3 of this ordinance.
2. No person shall install any park trailer, or recreational vehicle awning, or construct any recreational vehicle patio enclosure without approval of the property owner, the owner's agent, or other authorized representative.